



US Army Corps
of Engineers
Seattle District

Public Notice of Application for Permit

Regulatory Branch
Post Office Box 3755
Seattle, Washington 98124-3755
Telephone (206) 764-3495
ATTN: Jim Green, Project Manager

Public Notice Date: March 13, 2006
Expiration Date: April 13, 2006
Reference: 200501164
Name: Seattle Yacht Club

Interested parties are hereby notified that an application has been received for a Department of the Army permit in accordance with Section 10 of the Rivers and Harbors Act of 1899, for certain work described below and shown on the enclosed drawings.

APPLICANT: Seattle Yacht Club
1608 South 96th Street
Seattle, Washington 98108
ATTN: Mr. Clint Prescott, General Manager
Telephone: (206) 325-1000

AGENT: Layton & Sell, Inc., P.S., Consulting Engineers
12515 Willows Road Northeast, Suite 205
Kirkland, Washington 98034-8795
ATTN: Mr. Jeffrey A. Layton, P.E.
Telephone: (425) 825-1735

LOCATION: In Port Madison Bay, Puget Sound at Bainbridge Island, Kitsap County, Washington.

WORK: Reconfigure finger floats on an existing moorage float and replace an existing gangway; replace an existing float and gangway system associated with an existing overwater building, repair timber decking and add guardrails; remove 46 existing creosote-treated timber piles and replace with 36 new steel piles; and repair timber piling supporting 2-story overwater building.

PURPOSE: To accommodate modern yachts, provide easier access to moorage facilities, upgrade deteriorated facilities with new materials, and improve marina safety.

MITIGATION: To mitigate for project impacts from the proposed improvements, the following mitigation measures will be implemented: (1) remove 46 existing creosote-treated timber piles and dispose of on uplands; (2) remove existing tidal grid located adjacent to the marina and dispose of on uplands; (3) remove an existing dry dock platform located adjacent to southeast property line and dispose of on uplands; (4) remove existing grounded/sunken hollow concrete floats located adjacent to the overwater building and dispose of on uplands; (5) light-permeable grating will be incorporated into the new floats and gangways; and (6) the existing float serving the building will be rebuilt and relocated further offshore.

ENDANGERED SPECIES: The Endangered Species Act (ESA) requires federal agencies to consult with the National Marine Fisheries Service (NMFS) and/or U.S. Fish and Wildlife Service (USFWS) pursuant to Section 7 of ESA on all actions that may affect a species listed (or proposed for listing) under the ESA as threatened or endangered or any designated critical habitat. The Puget Sound Chinook salmon (*Oncorhynchus tshawytscha*), Coastal-Puget Sound bull trout (*Salvelinus confluentus*), bald eagle (*Haliaeetus leucocephalus*), steller sea lion (*Eumetopias jubatus*), and the Marbled murrelet (*Brachyramphus marmoratus*), all listed as threatened in the state of Washington, occur in the proposed project area. The presence of the Humpback whale (*Megaptera novaeangliae*), Leatherback sea turtle (*Dermochelys coriacea*), and the Killer whale (*Orcinus orca*) in the project vicinity is extremely unlikely. For Chinook salmon and bull trout, critical habitat has been designated.

A preliminary determination indicates that the activity may affect, but is not likely to adversely affect, endangered or threatened species, or their critical habitat, designated under the Endangered Species Act of 1973. Informal consultation under Section 7 of the ESA has been initiated with the NMFS and the USFWS.

ESSENTIAL FISH HABITAT: The Magnuson-Stevens Fishery Conservation and Management Act, as amended by the Sustainable Fisheries Act of 1996, requires all Federal agencies to consult with the NMFS on all actions, or proposed actions, permitted, funded, or undertaken by the agency, that may adversely affect Essential Fish Habitat (EFH). The proposed action would impact approximately 5 acres of EFH for Pacific salmon, Groundfish, and Coastal Pelagic Species in the project area.

The U.S. Army Corps of Engineers (Corps) has determined that the proposed action will not adversely affect designated EFH for federally managed fisheries in Washington waters. No further EFH consultation is necessary.

CULTURAL RESOURCES: The District Engineer has reviewed the latest published version of the National Register of Historic Places, lists of properties determined eligible and other sources of information. A known historic property occurs in the vicinity of the proposed project; however, it does not occur in the permit area and will not be impacted by the proposed project. The District Engineer invites responses to this public notice from Native American Nations or tribal governments; Federal, State, and local agencies; historical and archeological societies; and other parties likely to have knowledge of or concerns with historic properties in the area. This public notice initiates consultation under Section 106 of the National Historic Preservation Act (36 CFR 800.4[a][3]), with any Tribe that has information or concerns with historic properties in the proposed permit area.

PUBLIC HEARING: Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for public hearings shall state, with particularity, the reasons for holding a public hearing.

EVALUATION: The decision whether to issue a permit will be based on an evaluation of the probable impacts, including cumulative impacts, of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefits, which reasonably may be expected to accrue from the proposal, must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered, including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership, and, in general, the needs and welfare of the people.

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The U.S. Army Corps of Engineers is soliciting comments from the public; Native American Nations or tribal governments; Federal, State, and local agencies and officials; and other interested parties in order to consider and evaluate the impacts of this activity. Any comments received will be considered by the Corps to determine whether to issue, modify, condition or deny a permit for the work. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the activity.

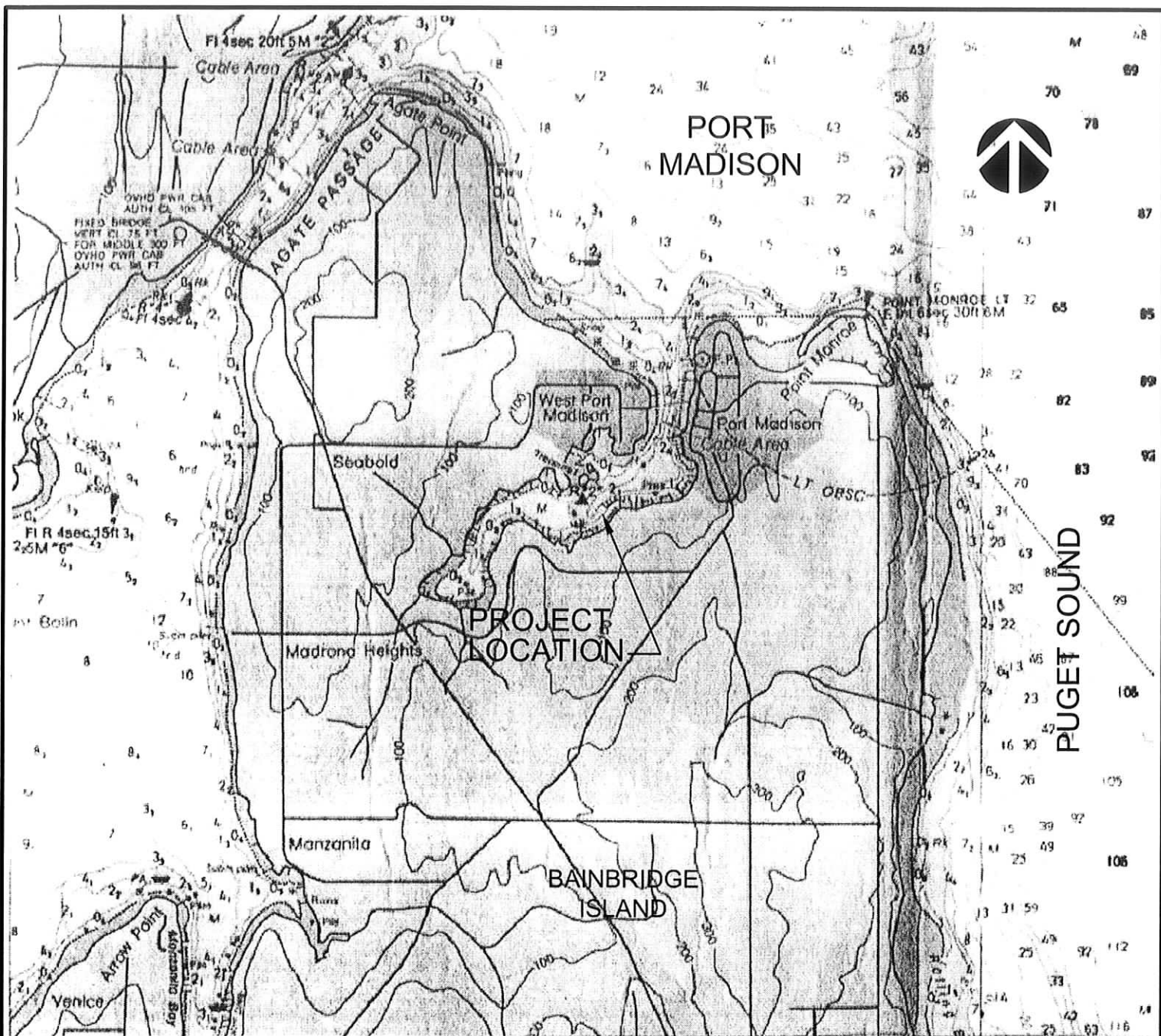
ADDITIONAL EVALUATION: The State of Washington is reviewing this work for consistency with the approved Washington Coastal Zone Management Program.

This proposal is the subject of a Shorelines Substantial Development Permit No. SSD/SCUP13042, being processed by the City of Bainbridge Island.

COMMENT AND REVIEW PERIOD: Conventional mail or e-mail comments on this public notice will be accepted and made part of the record and will be considered in determining whether it would be in the public interest to authorize this proposal. In order to be accepted, e-mail comments must originate from the author's e-mail account and must include on the subject line of the e-mail message the permit applicant's name and reference number as shown below. All e-mail comments should be sent to James.D.Green@usace.army.mil. Conventional mail comments should be sent U.S. Army Corps of Engineers, Regulatory Branch, Post Office Box 3755, Seattle, Washington, 98124-3755. Both conventional mail or e-mail comments must include the permit applicant's name and reference number, as shown below, and the commentor's name, address, and phone number. All comments whether conventional mail or e-mail must reach this office, no later than the expiration date of this public notice to ensure consideration. Please include the following name and reference number:

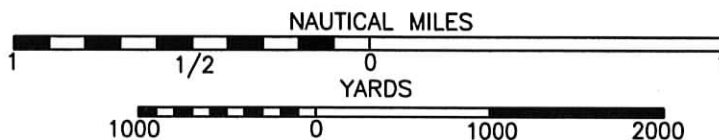
Seattle Yacht Club, 200501164

Encl
Drawings (11 drawing sheets)



VICINITY MAP

SOURCE: NOAA CHART NO. 18446



PROJECT LOCATION: PORT MADISON
BAINBRIDGE ISLAND, WASHINGTON

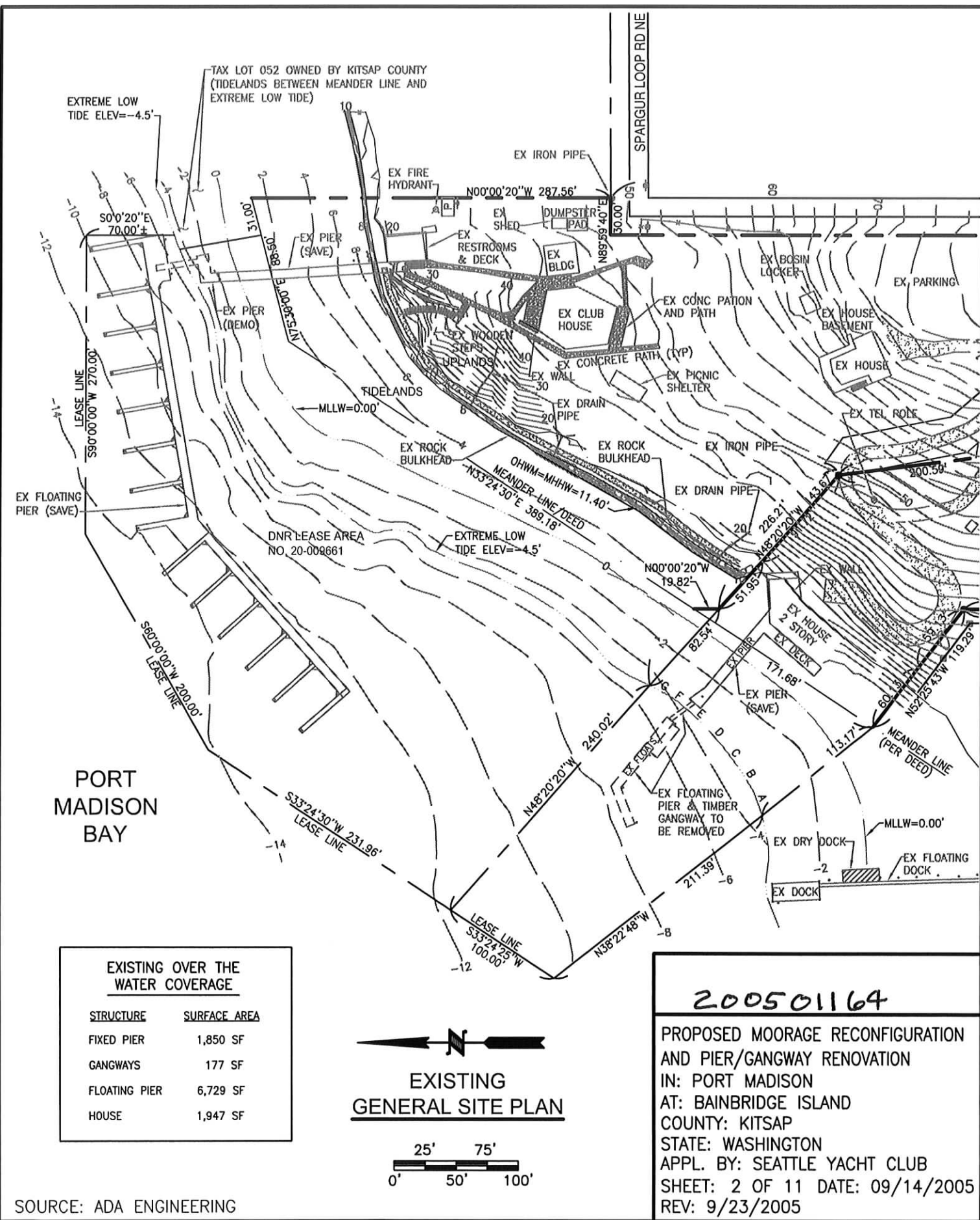
LAT = 47°42'09"
LONG = 122°32'10"

PURPOSE: PROPOSED MOORAGE RECONFIGURATION AND
PIER/GANGWAY RENOVATION

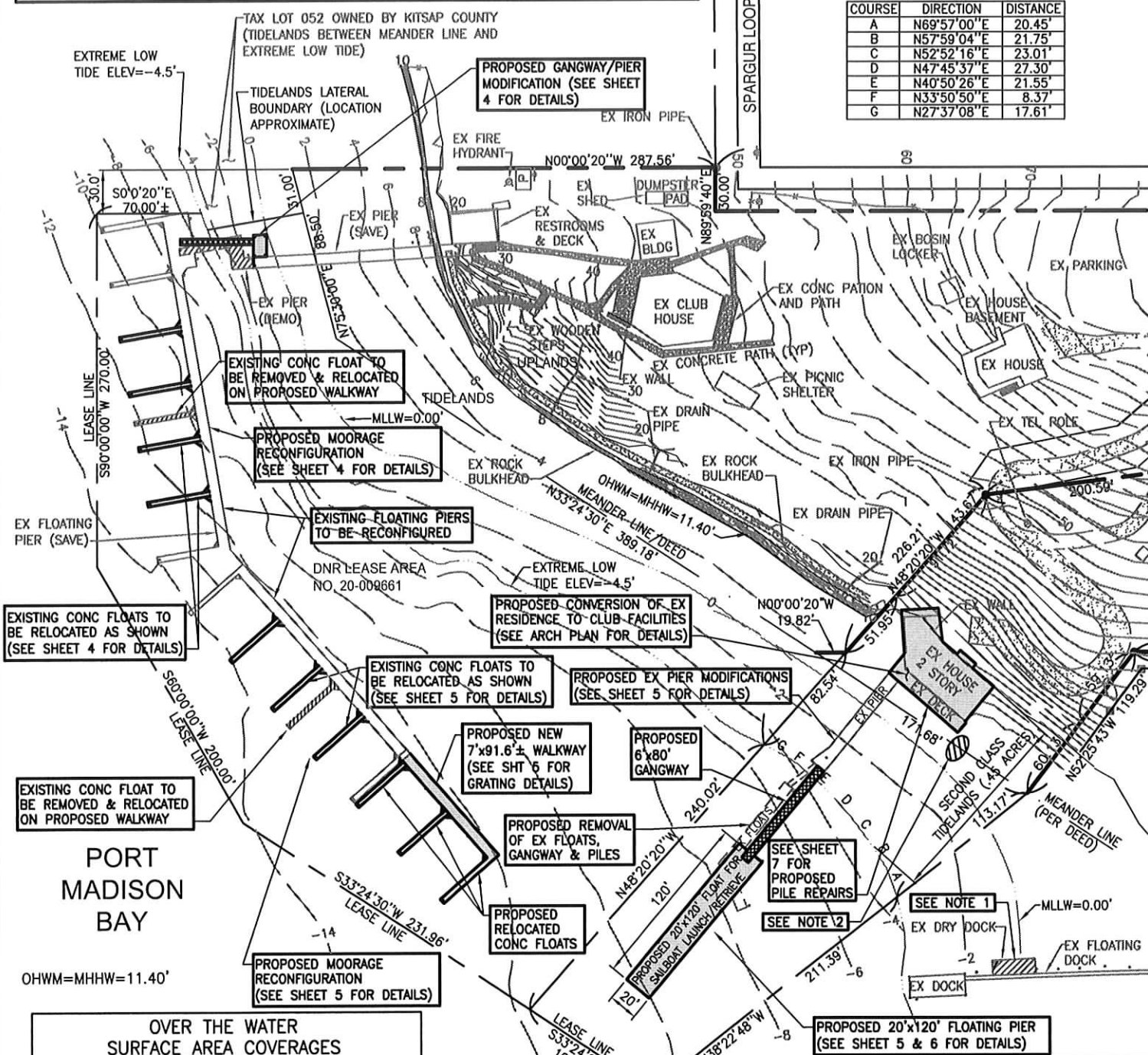
DATUM: MLLW=0.00'

200501164

PROPOSED MOORAGE RECONFIGURATION
AND PIER/GANGWAY RENOVATION
IN: PORT MADISON
AT: BAINBRIDGE ISLAND
COUNTY: KITSAP
STATE: WASHINGTON
APPL. BY: SEATTLE YACHT CLUB
SHEET: 1 OF 11 DATE: 09/14/2005
REV: 9/23/2005



COURSE	DIRECTION	DISTANCE
A	N69°57'00"E	20.45'
B	N57°59'04"E	21.75'
C	N52°52'16"E	23.01'
D	N45°45'37"E	27.30'
E	N40°50'26"E	21.55'
F	N33°50'50"E	8.37'
G	N27°37'08"E	17.61'



<u>STRUCTURE</u>	<u>EXISTING SURFACE AREA</u>	<u>PROPOSED SURFACE AREA</u>
FIXED PIER	1,850 SF	1,734 SF
GANGWAYS	177 SF	610 SF
GANG. GRATING	-0 SF	-610 SF
FLOATING PIER	6,729 SF	8,857 SF
PIER GRATING	-0 SF	-686 SF
HOUSE	1,947 SF	1,947 SF
SUBTOTAL	10,703 SF	11,852 SF
REMOVE OFFSITE		
DRY DOCK PLATFORM	240 SF	-240 SF
REMOVE EXISTING		
SUBMERGED FLOATS	116 SF	-116 SF
TOTAL	11,059 SF	11,496 SF

EXISTING CREOSOTE TREATED TIMBER PILES & PILE
STUBS TO BE REMOVED = 46 (APPROX.)
PROPOSED NEW STEEL PILES = 36

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IN: PORT MADISON
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SHEET: 3 OF 11 DATE: 09/14/2005
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PROPOSED 50'x4'
ALUMINUM GANGWAY
(FULLY GRATED)

TAX LOT 052 OWNED BY
KITSAP COUNTY (TIDELANDS
BETWEEN MEANDER LINE AND
EXTREME LOW TIDE)

S0°0'20"E
70.00±

REMOVE EX 34'x4' GANGWAY
& REPLACE WITH NEW 50'x4'
ALUMINUM GANGWAY

TIDELANDS LATERAL
BOUNDARY (APPROX. ONLY)

REMOVE 8 EX CREOSOTE PILES
AND DISPOSE OF ON THE UPLANDS

PROPERTY LINE

PROPOSED NEW GANGWAY
LANDING 9'x15±

EX TIMBER
ACCESS PIER

EX SERVICE PANEL

EX FIRE HYDRANT

UPLANDS

EX RESTROOM
& DECK

REMOVE TIDAL GRID
IN THIS AREA
(APPROX 7 PILES,
8 PILE STUBS)

PROPOSED NEW STEEL
PILES (TOTAL OF 5)

REMOVE EXISTING PIER SECTION
(251± SF) AND REMOVE 5+
CREOSOTE-TREATED PILES
(SEE SHT 11 FOR DETAILS)

RELOCATED EX
CONC FINGER
FLOAT, TYP

REMOVE AND RELOCATE EX CONC
FINGER FLOAT ON PROPOSED WALKWAY
(SEE SHEET 5 FOR DETAILS)

DNR LEASE AREA
NO. 20-009661

EXTREME LOW TIDE,
ELEV = -4.5'

MEANDER LINE/DEED
N33°24'30"E 389.18'

OHWM=
MHHW=11.40'

MLLW=0.00'

EX CONC FLOATS
(RELOCATE AS SHOWN)

EX GUIDE
PILE, TYP
(TO
BE REMOVED,
SEE SHT 11)

EX CONC FLOATS
(RELOCATE AS SHOWN)

PORT
MADISON
BAY

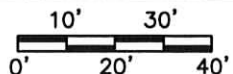
PROPOSED
STEEL GUIDE
PILE

EX CONC FLOATS TO
BE RECONFIGURED
(SEE SHEET 5)

EX DOCK
(SAVE)

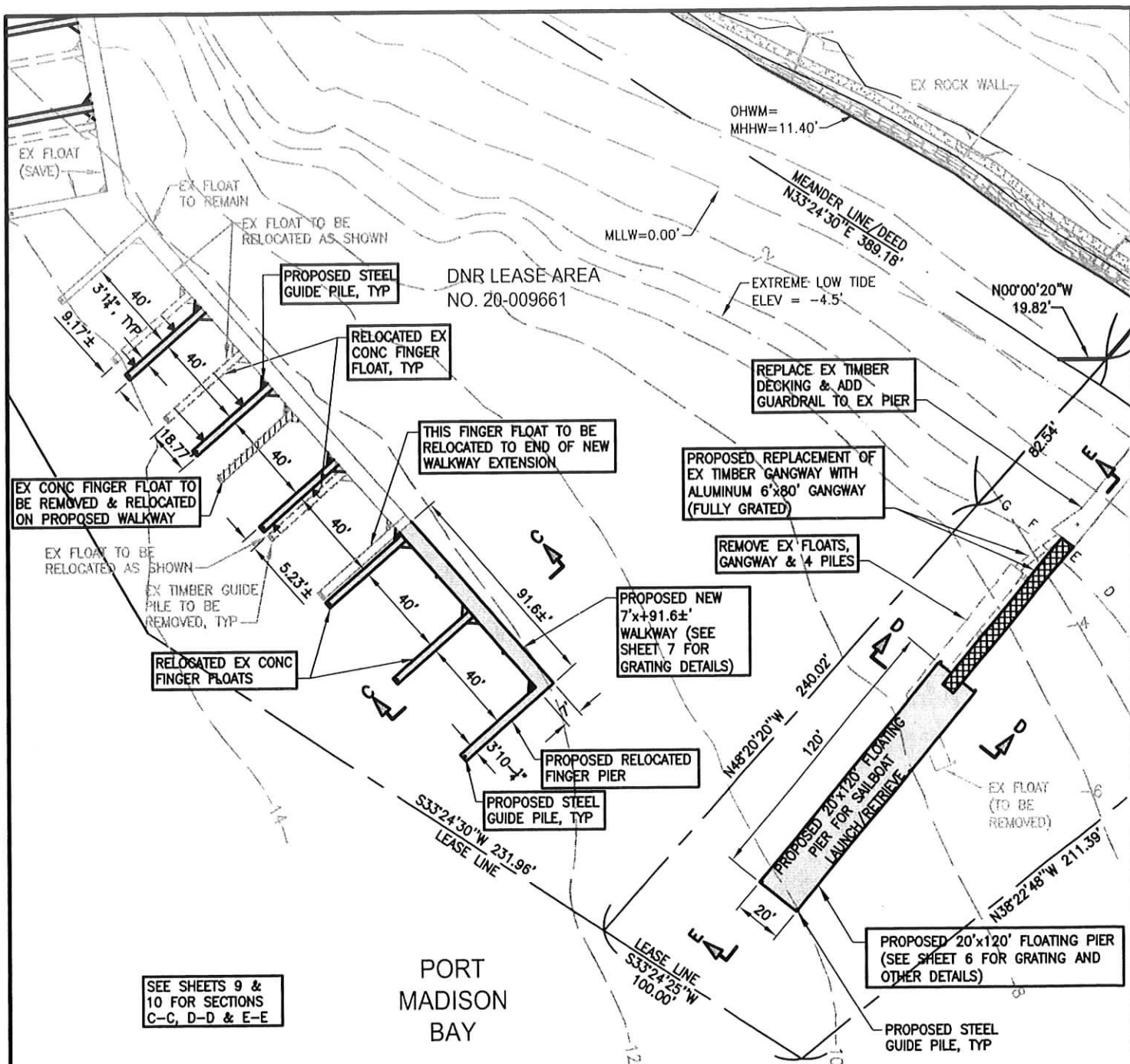
SEE SHEET 8 FOR
SECTIONS A-A & B-B

DETAIL PLAN - GANGWAY, LANDING &
FLOAT RECONFIGURATION



200501164

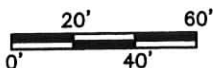
PROPOSED MOORAGE RECONFIGURATION
AND PIER/GANGWAY RENOVATION
IN: PORT MADISON
AT: BAINBRIDGE ISLAND
COUNTY: KITSAP
STATE: WASHINGTON
APPL. BY: SEATTLE YACHT CLUB
SHEET: 4 OF 11 DATE: 09/14/2005
REV: 9/23/2005



SEE SHEETS 9 &
10 FOR SECTIONS
C-C, D-D & E-E

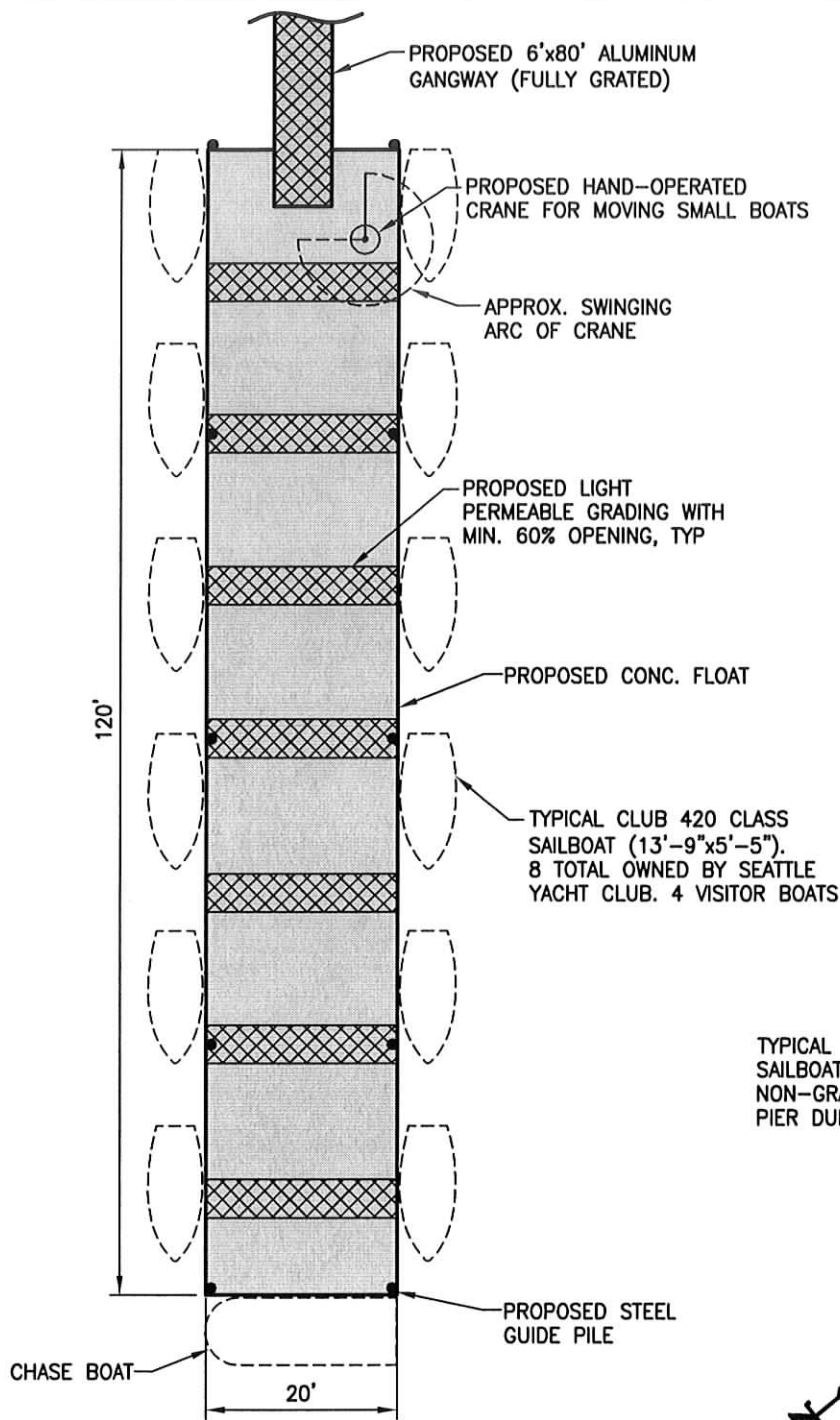
PORT
MADISON
BAY

DETAIL PLAN - FLOAT
RECONFIGURATION

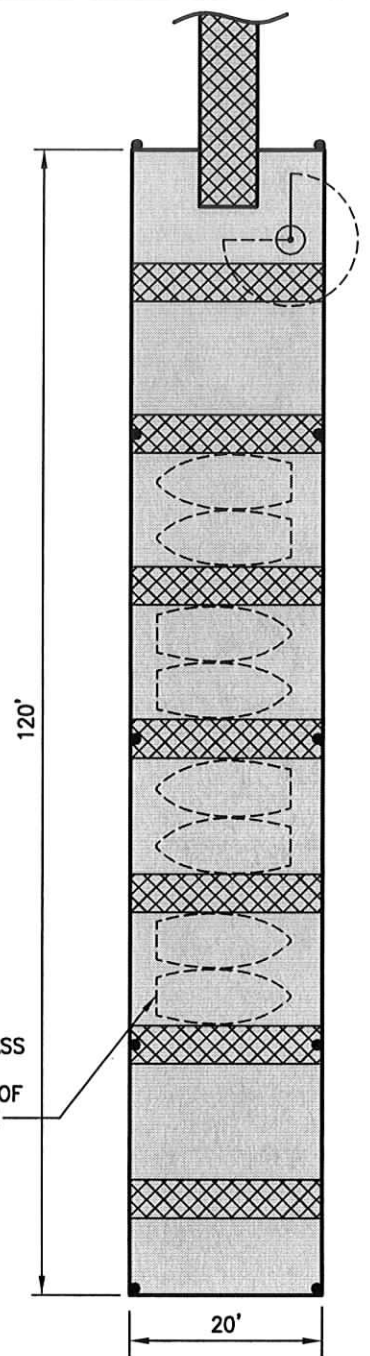


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REV: 9/23/2005, 12/16/2005



SIDE-TIE MOORAGE OF BOATS



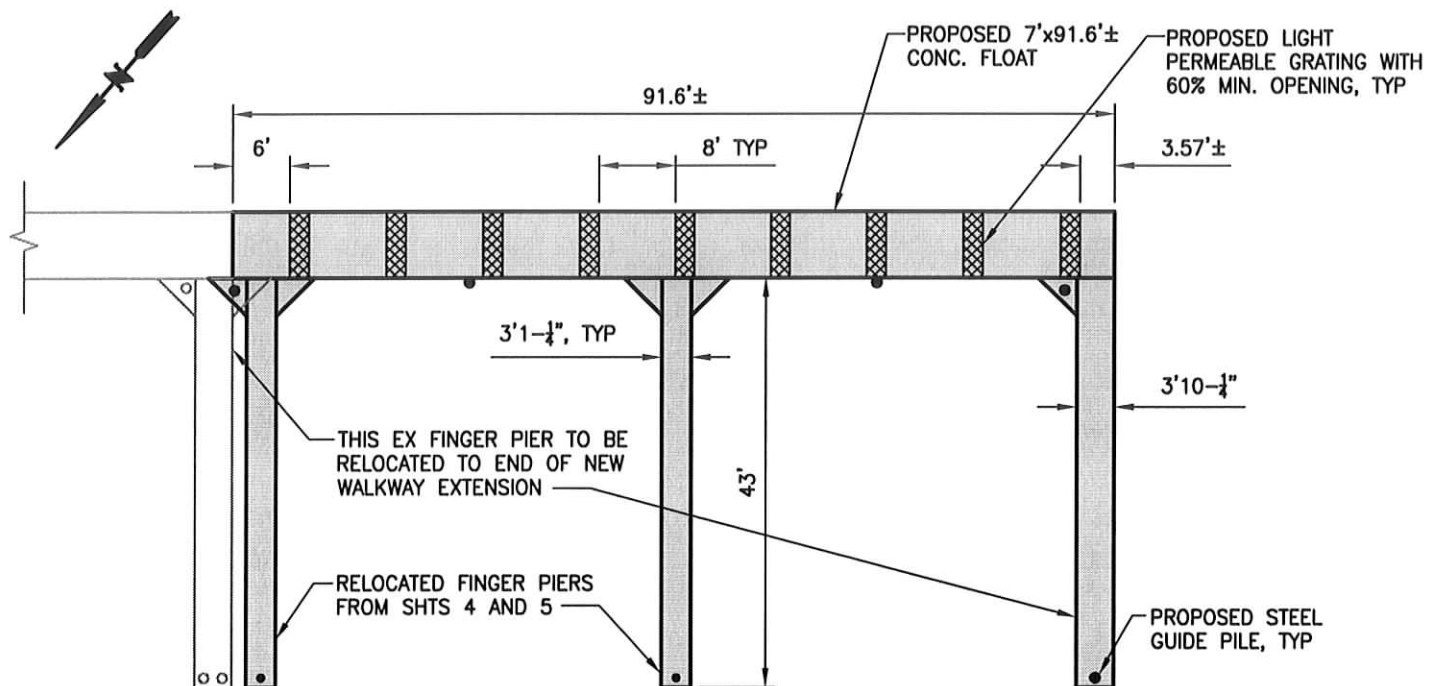
BOATS STORED ON FLOAT

PROPOSED SMALL
SAILBOAT MOORAGE PIER
FLOAT DETAIL



2005 01164

PROPOSED MOORAGE RECONFIGURATION
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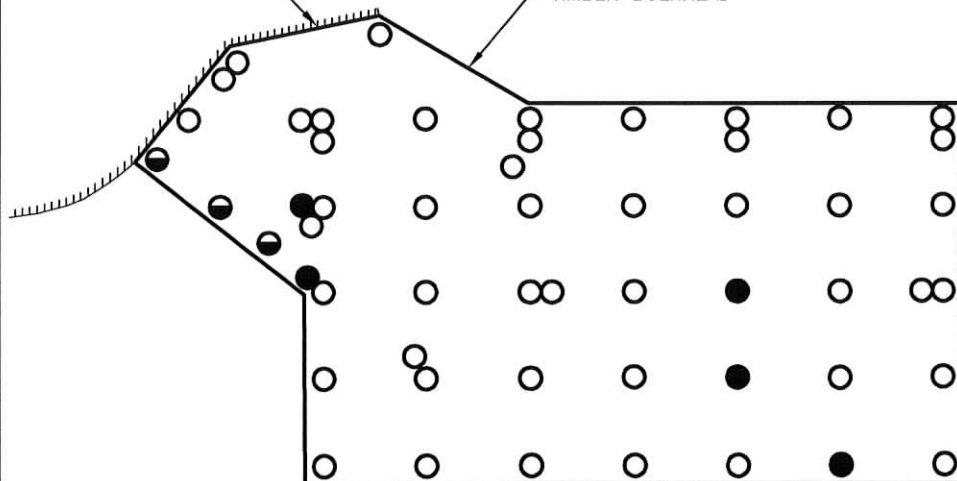
PROPOSED CONCRETE FLOAT DETAIL



APPROX.
SHORELINE

TIMBER BULKHEAD

APPROX. SHORELINE



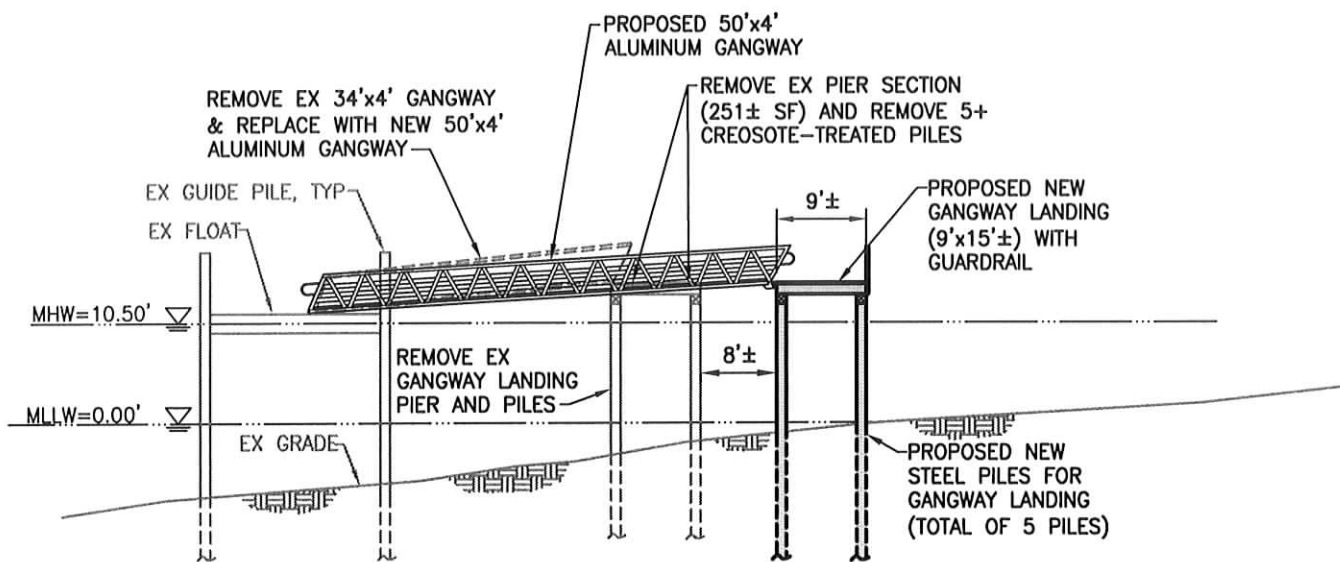
- - EX TIMBER PILES
- - EX TIMBER PILES TO BE REPAIRED IN PLACE (TOTAL OF 3)
- - EX TIMBER PILES TO BE REPLACED WITH ACZA-TREATED STUB OR STEEL SLEEVE (TOTAL OF 5)

EXISTING OVER WATER BUILDING PILES

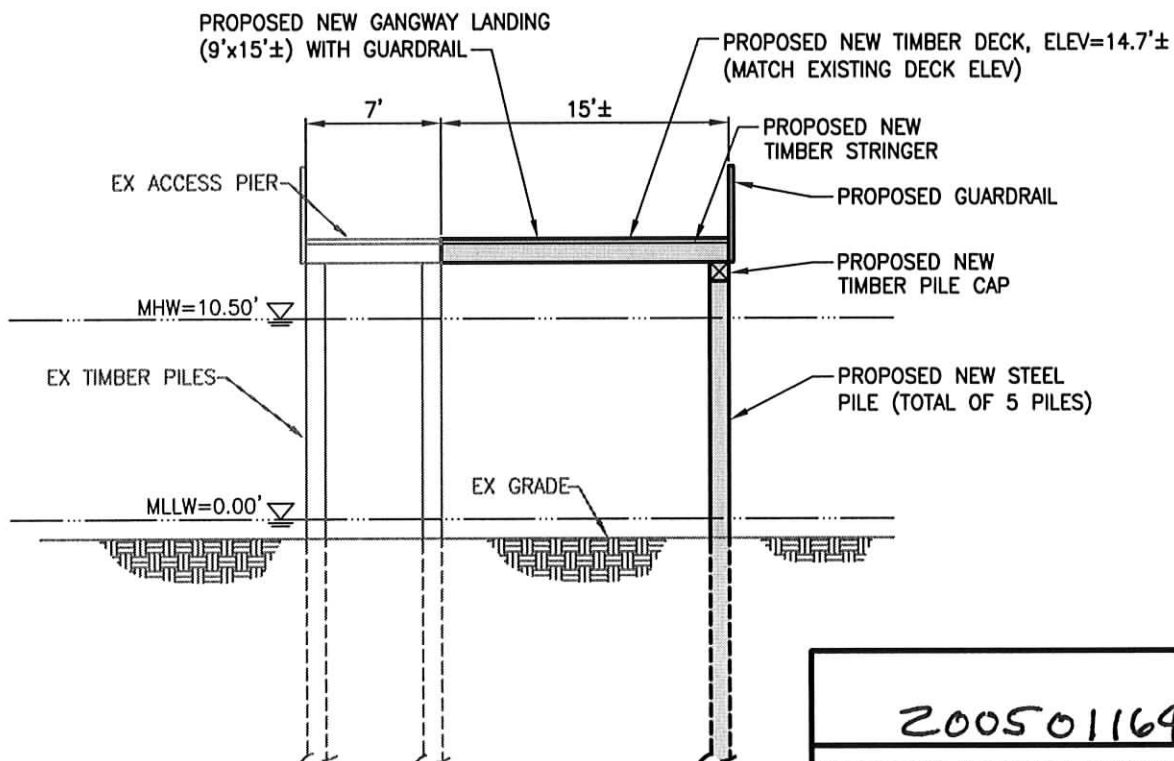
NOT TO SCALE

200501164

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IN: PORT MADISON
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STATE: WASHINGTON
APPL. BY: SEATTLE YACHT CLUB
SHEET: 7 OF 11 DATE: 09/14/2005
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SECTION A-A

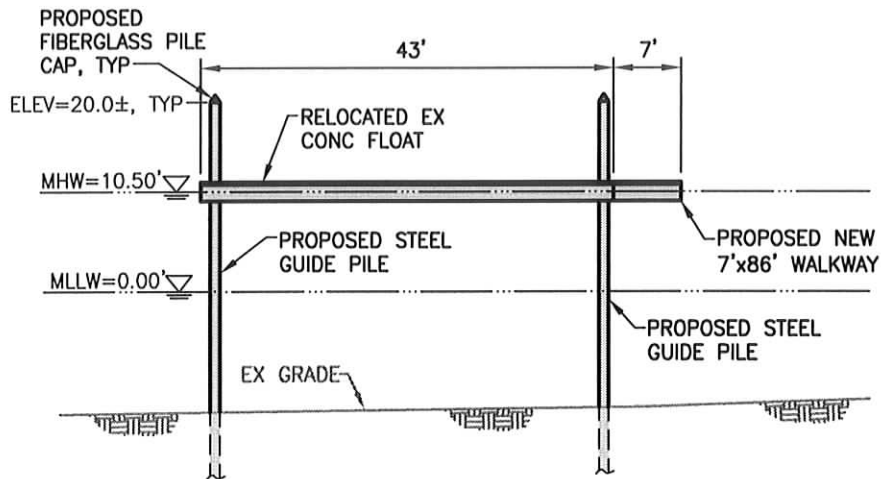


SECTION B-B

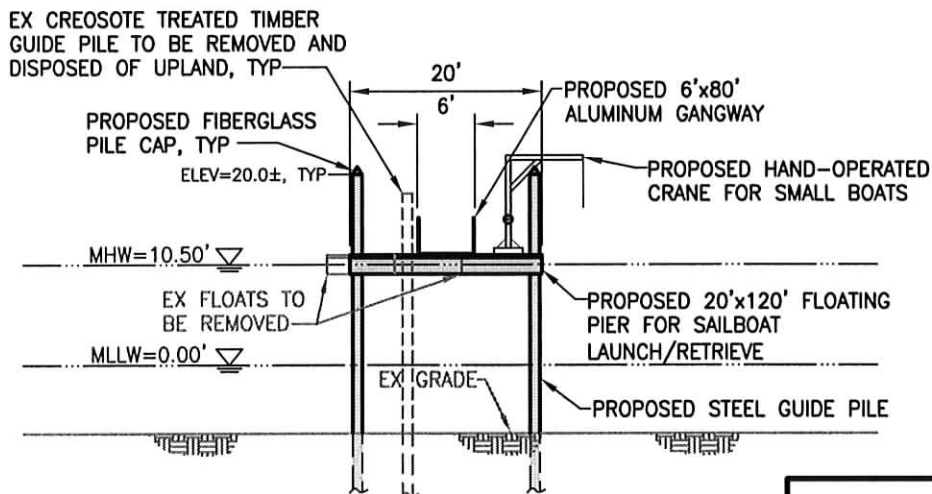


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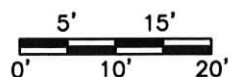
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SHEET: 8 OF 11 DATE: 09/14/2005
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SECTION C-C



SECTION D-D

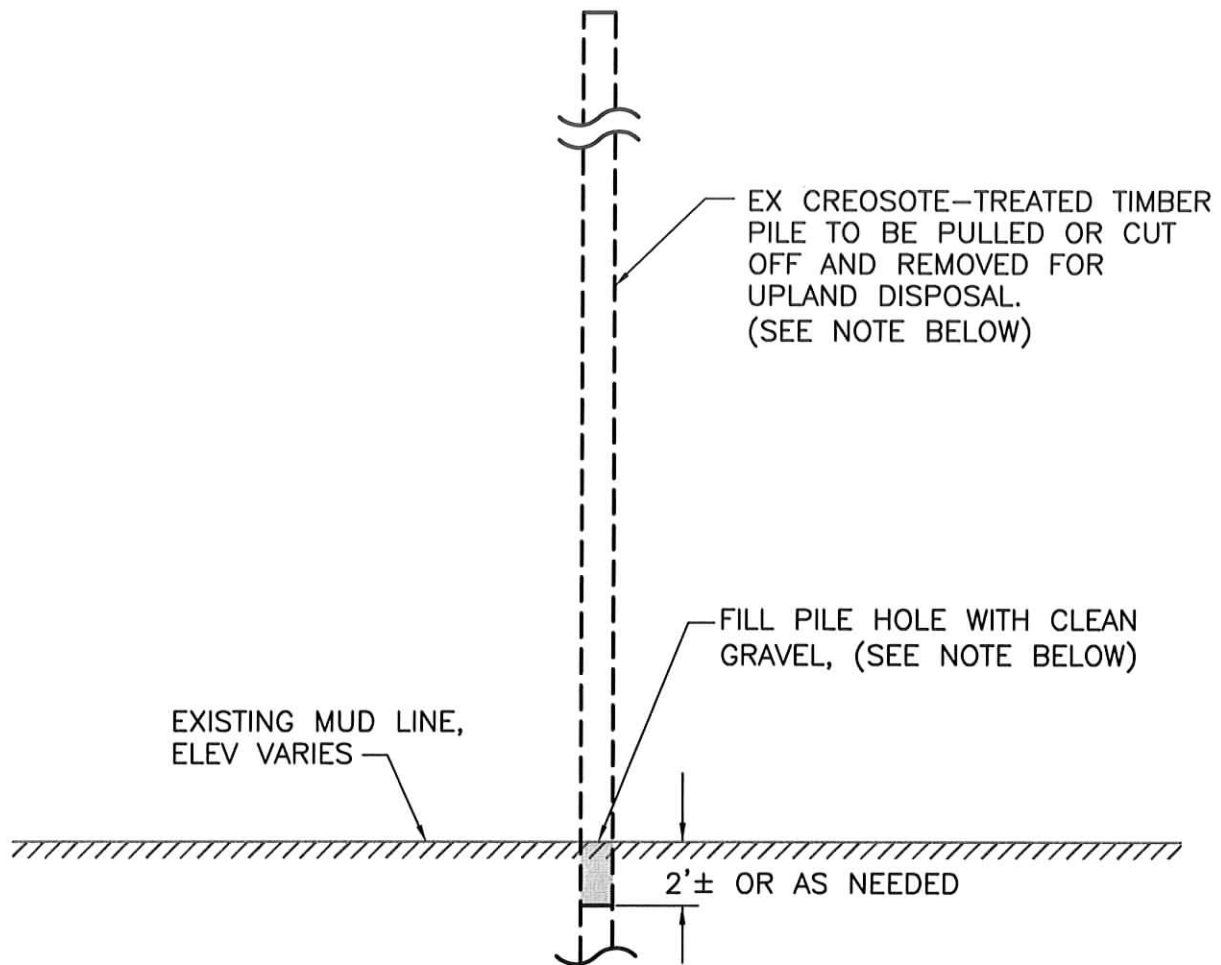


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SHEET: 10 OF 11 DATE: 09/14/2005
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TYPICAL PILE REMOVAL DETAIL

NOT TO SCALE

NOTE: EXISTING TIMBER PILES SHALL BE FULLY EXTRACTED BY DIRECT PULLING WITH A CRANE BARGE OR VIBRATORY HAMMER. HYDRAULIC WATER JETTING WILL NOT BE ALLOWED. REMAINING PILE HOLES SHALL BE FILLED WITH CLEAN SAND. IF AN EXISTING PILE CAN NOT BE EXTRACTED, THE PILE SHALL BE CUT 2- FEET BELOW THE MUDLINE AND CAPPED WITH CLEAN SAND OR COVERED WITH A PLASTIC OR STEEL CAP TO INSURE THAT CHEMICALS FROM THE EXISTING PILE DO NOT LEACH INTO THE ADJACENT SEDIMENTS. EXTRACTED PILES WILL BE CUT INTO FOUR (4) FOOT LENGTHS PRIOR TO DISPOSAL.

200501164

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STATE: WASHINGTON
APPL. BY: SEATTLE YACHT CLUB
SHEET: 11 OF 11 DATE: 09/14/2005
REV: 9/23/2005



STATE OF WASHINGTON

DEPARTMENT OF ECOLOGY

*P.O. Box 47600 • Olympia, Washington 98504-7600
(360) 407-6000 • TDD Only (Hearing Impaired) (360) 407-6006*

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Notice of Application for
Certification of Consistency with the
Washington Coastal Zone Management Program

Date: March 13, 2006

Notice is hereby given that a request has been filed with the Department of Ecology, pursuant to the requirements of Section 307© of the federal Coastal Zone Management Act of 1972 (16 U.S.C. 1451), to certify that the project described in the U.S. Army Corps of Engineers Public Notice No. 200501164 will comply with the Washington State Coastal Zone Management Program and that the project will be conducted in a manner consistent with that Program.

Any person desiring to present views on the project pertaining to the project's compliance or consistency with the Washington State Coastal Zone Management Program may do so by providing written comments within 30 days of the above publication date to:

Federal Permit Coordinator
Department of Ecology
SEA Program
Post Office Box 47600
Olympia, Washington 98504-7600